

Unofficial Document

FIDELITY NATIONAL TITLE

When recorded, return to:

Town of Queen Creek
Sandy McGeorge
22350 South Ellsworth Road
Queen Creek, AZ 85242

Escrow No. 19503586 BET

SPECIAL WARRANTY DEED*Exempt A-3*

For the consideration of Ten Dollars, and other valuable consideration,

REZZONICO RANCHES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

hereby conveys to the Town of Queen Creek, a municipal corporation the following described real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").


SUBJECT TO: All matters of record as of the date of recording of this Deed in the Official Records of Maricopa County, Arizona.

And the limited liability company binds itself and its respective successors to warrant and defend the title to their respective parcels, as against all acts of the Grantor and no others, subject to the matters above set forth.

REZZONICO RANCHES, L.L.C.

Dated as of January 24, 2008.

BY:

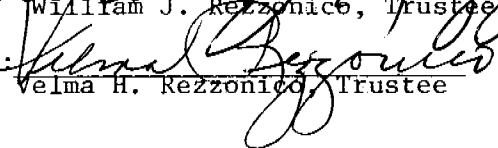

William J. Rezzonico, Manager
Velma H. Rezzonico, Manager

WJ/VH REZZONICO FAMILY TRUST, MANAGER

BY:


William J. Rezzonico, Trustee

BY:


Velma H. Rezzonico, Trustee

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 31 day of January, 2008, by William J. Rezzonico and Velma H. Rezzonico, as Trustees of the WJ/VH Rezzonico Family Trust, as Manager of Rezzonico Ranches, L.L.C., an Arizona limited liability company on behalf of the company.

+ Barbara Teel
Notary Public



BARBARA TEEL
Notary Public - Arizona
Maricopa County
Expires 05/08/10

My commission expires:

5.8.2010

Unofficial Document

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 31 day of January, 2008, by William J. Rezzonico and Velma H. Rezzonico, as Managers of Rezzonico Ranches, L.L.C., an Arizona limited liability company on behalf of the company.

+ Barbara Teel
Notary Public



BARBARA TEEL
Notary Public - Arizona
Maricopa County
Expires 05/08/10

My commission expires:

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Unofficial Document

Exhibit A-1

304-61-987

**REZZONICO RANCHES, LLC
PROPERTY ACQUISITION
RITTENHOUSE ROAD
IMPROVEMENTS
QUEEN CREEK, ARIZONA**



December 12, 2007
Job No. 7040
Page 1 of 2

A PARCEL OF LAND OVER A PORTION OF LAND RECORDED IN DEED NUMBER 2005-0768739 IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH A BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS SOUTH 00 DEGREES 50 MINUTES 40 SECONDS, A DISTANCE OF 2662.70 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 40 SECONDS EAST, ALONG THE WEST MONUMENT LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,331.35 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 36 SECONDS EAST, LEAVING SAID WEST MONUMENT LINE, A DISTANCE OF 33.01 FEET, TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 50 MINUTES 40 SECONDS WEST, ALONG A LINE 33' EAST OF AND PARALLEL TO SAID WEST MONUMENT LINE, A DISTANCE OF 173.58 FEET;

Unofficial Document

THENCE NORTH 89 DEGREES 09 MINUTES 20 SECONDS EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 22.06 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 5.01 FEET;

THENCE SOUTH 47 DEGREES 26 MINUTES 28 SECONDS EAST, A DISTANCE OF 37.28 FEET;

THENCE SOUTH 87 DEGREES 39 MINUTES 04 SECONDS EAST, A DISTANCE OF 575.94 FEET, TO A POINT ON THE EASTERLY PROPERTY LINE OF SAID PARCEL OF LAND RECORDED IN DEED NUMBER 2005-0768739;

THENCE SOUTH 00 DEGREES 49 MINUTES 49 SECONDS EAST, ALONG SAID EASTERLY PROPERTY LINE, A DISTANCE OF 110.17 FEET;

THENCE NORTH 87 DEGREES 39 MINUTES 04 SECONDS WEST, LEAVING SAID EASTERLY PROPERTY LINE, A DISTANCE OF 572.29 FEET;

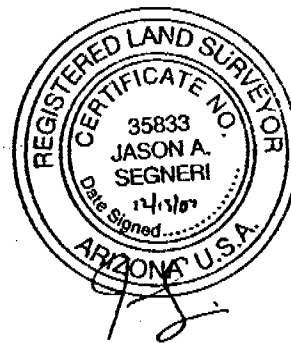
THENCE SOUTH 46 DEGREES 45 MINUTES 12 SECONDS WEST, A DISTANCE OF 41.46 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 5.01 FEET, TO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID PARCEL OF LAND RECORDED IN DEED NUMBER 2005-0768739;

Ex A-2

THENCE NORTH 89 DEGREES 50 MINUTES 36 SECONDS WEST, ALONG SAID
SOUTHERLY PROPERTY LINE, A DISTANCE OF 22.06 FEET, TO THE POINT OF
BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 70,953 SQUARE FEET OR 1.629 ACRES, MORE OR LESS.



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Ex A-3

304-61-033V
RDC, INC.
PROPERTY AQUISITION
RITTENHOUSE ROAD
IMPROVEMENTS
QUEEN CREEK, ARIZONA



December 11, 2007
 Job No. 7040
 Page 1 of 2

A PARCEL OF LAND OVER A PORTION OF LAND RECORDED IN DEED NUMBER 2000-0083297 IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH A BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS SOUTH 00 DEGREES 50 MINUTES 40 SECONDS, A DISTANCE OF 2662.70 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 40 SECONDS EAST, ALONG THE WEST MONUMENT LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,331.35 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 36 SECONDS EAST, LEAVING SAID WEST MONUMENT LINE, A DISTANCE OF 657.26 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN DEED NUMBER 2000-0083297,

THENCE NORTH 00 DEGREES 49 MINUTES 49 SECONDS WEST, ALONG THE WESTERLY PROPERTY LINE OF SAID PARCEL, RECORDED IN DEED NUMBER 2000-0083297, A DISTANCE OF 11.61 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING NORTH 00 DEGREES 49 MINUTES 49 SECONDS WEST ALONG SAID WESTERLY PROPERTY LINE, A DISTANCE OF 110.17 FEET;

THENCE SOUTH 87 DEGREES 39 MINUTES 04 SECONDS EAST, LEAVING SAID WESTERLY PROPERTY LINE, A DISTANCE OF 487.51 FEET, TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,455.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 41 MINUTES 47 SECONDS, A DISTANCE OF 170.05 FEET, TO A POINT ON THE EASTERLY PROPERTY LINE OF SAID PARCEL RECORDED IN DEED NUMBER 2000-0083297;

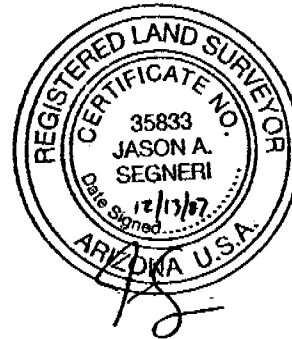
THENCE SOUTH 00 DEGREES 09 MINUTES 24 SECONDS WEST, ALONG SAID EASTERLY PROPERTY LINE, A DISTANCE OF 86.70 FEET, TO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID PARCEL RECORDED IN DEED NUMBER 2000-0083297;

THENCE NORTH 89 DEGREES 50 MINUTES 36 SECONDS WEST, ALONG SAID SOUTHERLY PROPERTY LINE, A DISTANCE OF 351.22 FEET;

THENCE NORTH 87 DEGREES 39 MINUTES 04 SECONDS WEST, LEAVING SAID SOUTHERLY PROPERTY LINE, A DISTANCE OF 303.42 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

EXA-4

SAID PARCEL CONTAINS 69,223 SQUARE FEET OR 1.589 ACRES, MORE OR LESS.



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EXHIBIT B
DEPICTION OF PROPERTY

Unofficial Document

Exhibit B-1

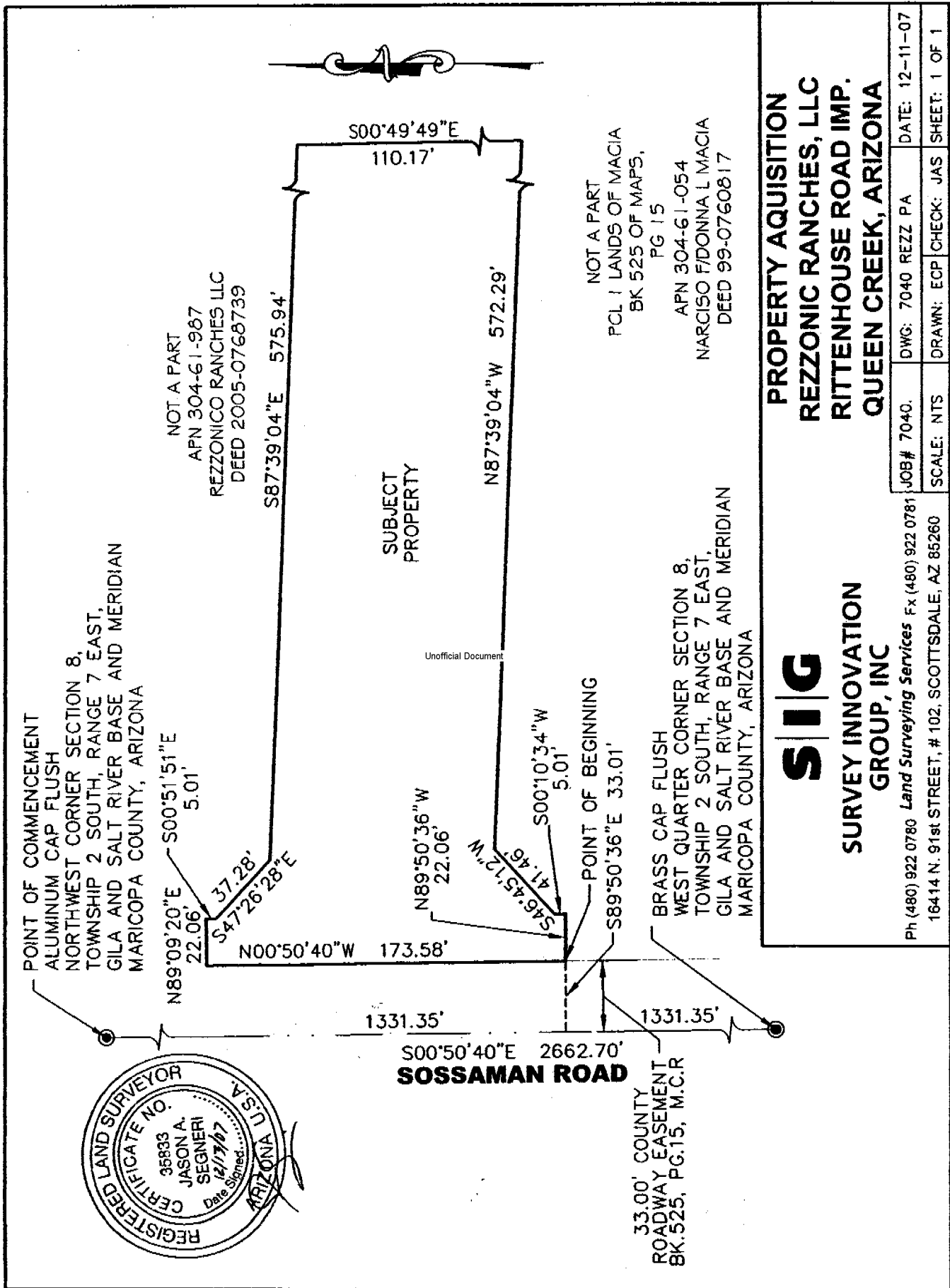


Exhibit B-2

Parcel name: REZZ AQU12-12-07

North: 827426.4943 East: 775614.7080
 Line Course: N 00-50-40 W Length: 173.58
 North: 827600.0554 East: 775612.1498
 Line Course: N 89-09-20 E Length: 22.06
 North: 827600.3805 East: 775634.2074
 Line Course: S 00-51-51 E Length: 5.01
 North: 827595.3711 East: 775634.2829
 Line Course: S 47-26-28 E Length: 37.28
 North: 827570.1568 East: 775661.7427
 Line Course: S 87-39-04 E Length: 575.94
 North: 827546.5523 East: 776237.1988
 Line Course: S 00-49-49 E Length: 110.17
 North: 827436.3939 East: 776238.7953
 Line Course: N 87-39-04 W Length: 572.29
 North: 827459.8488 East: 775666.9861
 Line Course: S 46-45-12 W Length: 41.46
 North: 827431.4429 East: 775636.7862
 Line Course: S 00-10-34 W Length: 5.01
 North: 827426.4329 East: 775636.7708
 Line Course: N 89-50-36 W Length: 22.06
 North: 827426.4932 East: 775614.7109

Perimeter: 1564.86 Area: 70,952.84 1.629

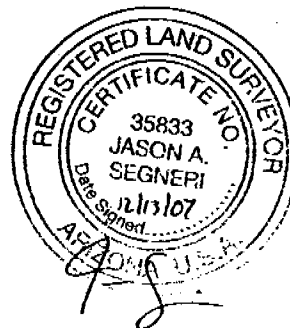
Unofficial Document

Mapcheck Closure - (Uses listed courses, radii, and deltas)

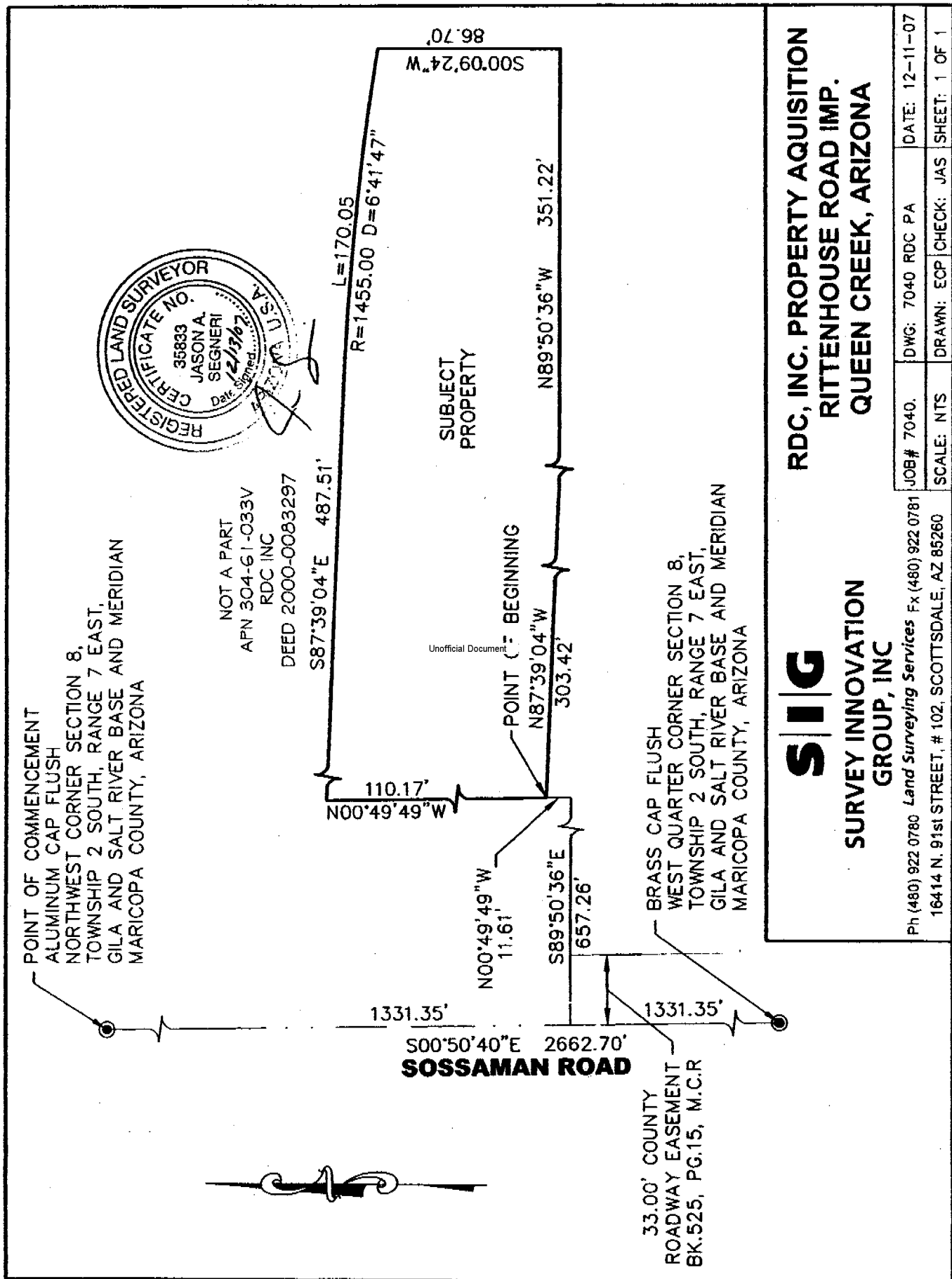
Error Closure: 0.0031 Course: S 70-41-13 E

Error North: -0.00102 East: 0.00291

Precision 1: 504,793.55



B-3



Ex B-4

□

□

|

Parcel name: EAST 12-11-07□

□

North: 827436.3953 East: 776238.7951 □

Line Course: N 00-49-49 W Length: 110.17 □

North: 827546.5537 East: 776237.1986 □

Line Course: S 87-39-04 E Length: 487.51 □

North: 827526.5734 East: 776724.2990 □

Curve Length: 170.04 Radius: 1455.00 □

Delta: 6-41-46 Tangent: 85.12 □

Chord: 169.95 Course: S 84-18-11 E□

Course In: S 02-20-56 W Course Out: N 09-02-42 E□

RP North: 826072.7959 East: 776664.6668 □

End North: 827509.7033 East: 776893.4075 □

Line Course: S 00-09-24 W Length: 86.70 □

North: 827423.0036 East: 776893.1705 □

Line Course: N 89-50-36 W Length: 351.22 □

North: 827423.9639 East: 776541.9518 □

Line Course: N 87-39-04 W Length: 303.42 □

North: 827436.3994 East: 776238.7867 □

Perimeter: 1509.07 Area: 69,222.94 1.589 □

□

Mapcheck Closure - (Uses listed courses, radii, and deltas)□

Error Closure: 0.0093 Course: N 63-37-16 W□

Error North: 0.00414 East: -0.00834

Unofficial Document

Precision 1: 162,264.52 □

